



Mayor

Dee Margo

City Council

District 1

Peter Svarzbein

District 2

Alexsandra Annello

District 3

Cassandra Hernandez

District 4

Sam Morgan

District 5

Dr. Michiel R. Noe

District 6

Claudia Ordaz Perez

District 7

Henry Rivera

District 8

Cissy Lizarraga

City Manager

Tommy Gonzalez

SPECIAL MEETING

HISTORIC LANDMARK COMMISSION MEETING MINUTES

FIRST FLOOR, COUNCIL CHAMBERS

CITY 1 BUILDING, 300 N. CAMPBELL STREET

JULY 9, 2018, 4:00 P.M.

The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, July 9, 2018, 4:00 p.m.

The following commissioners were present:

Vice-Chairman Sam Trimble

Commissioner Vicki Hamilton

Commissioner Sherri Mowles (arrived 4:11)

Commissioner Charles Stapler

Commissioner Kelly Blough

Commissioner Don Luciano

Commissioner Fred Morales (arrived 4:09)

The following commissioners were not present:

Chairman D.J. Sevigny

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development

Mr. Omar DeLaRosa, Assistant City Attorney, City Attorney's office

CALL TO ORDER

Vice-Chairman Trimble called the meeting to order at 4:05 p.m.

CALL TO THE PUBLIC

Vice-Chairman Trimble asked if anyone present would like to address the Commission on issues not posted on the agenda. *No response from the audience.*

CHANGES TO THE AGENDA

Ms. Velázquez requested commissioners take items 1. and 5. together, for the same property 212 E. Mills Avenue.



Postponed from June 18th HLC meeting

Items 1. and 5. were discussed simultaneously, for the same property

1. **PHAP18-00025** 4 Mills 60 Ft. on Mills X 100 Ft. Beg 60 Ft. W of NEC (6000 Sq. Ft.), City of El Paso, El Paso County, Texas
- Location: 212 E. Mills Avenue
- Historic District: Downtown
- Property Owner: Martin Building LLC
- Representative: Holt Grambling
- Representative District: 8
- Existing Zoning: C-5/H (Commercial/Historic)
- Year Built: 2015
- Historic Status: Non-Contributing
- Request: Certificate of Appropriateness for the painting of a mural on the secondary façade
- Application Filed: 06/04/18
- 45 Day Expiration: 07/19/18

Ms. Velázquez gave a presentation and responded to comments and questions from commissioners.



212 e mills
mural.pptx

Ms. Velázquez read the staff recommendations into the record:

*The Historic Preservation Office recommends **DENIAL** of the proposed scope of work based on the following recommendations:*

The Downtown Historic District Design Guidelines recommend the following:

- The way in which materials and finishes are combined determines much of a structure's architectural character. It is important to preserve and complement the character of historic structures through proper design and maintenance.*
- Retain original color and texture of masonry when possible.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- The historic character of the property will be retained and preserved.*



Commissioner Stapler requested agenda items 1. and 5. be taken individually.

Ruben Salas, owner, commented on the proposed mural and noted Kristen Apodaca is the artist for the proposed mural. Mr. Salas responded to comments and questions from commissioners.

Ms. Velázquez noted the proposed mural would be painted on the wall in the alleyway.

Omar DeLaRosa requested commissioners focus on the guidelines rather than the content of the proposed mural.

MOTION:

Motion made by Commissioner Stapler, seconded by Commissioner Blough **AND UNANIMOUSLY CARRIED TO ACCEPT THE STAFF RECOMMENDATION FOR DENIAL.**

ABSTAIN: *Commissioner Morales*

| | |
|--------------------------|--|
| 2. PHAP18-00026 | 12 Sunset Heights 47 & 48 (3725 sq. ft.), City of El Paso, El Paso County, Texas |
| Location: | 624 Stewart Court |
| Historic District: | Sunset Heights |
| Property Owner: | Ruben Puentes |
| Representative: | Ruben Puentes |
| Representative District: | 8 |
| Existing Zoning: | A-3/H (Apartments/Historic) |
| Year Built: | 1930 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for the construction of a ramp in the front yard and extension of the front porch |
| Application Filed: | 6/18/18 |
| 45 Day Expiration: | 8/2/18 |



Ms. Velázquez gave a presentation and responded to comments and questions from commissioners.



624 stewart.pptx

Ms. Velázquez read the staff recommendations into the record:

*The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION** of the proposed scope of work based on the following recommendations:*

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.*
- *Construct fire exits, stairs, landings, and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.*
- *Porches are functional as well as decorative features that help to define the overall character of a building. Many buildings feature porches, which are one of the most common architectural features. A porch and all of its architectural elements should be maintained and repaired. If elements must be replaced, materials should match the original construction.*

The Administrative Review Design Guidelines recommend the following:

- *It is recommended that ramps be designed and placed where they will do the least amount of change to the historic fabric, especially the street elevation. For example, in the case of a bungalow, the ramp might be constructed inside the front porch, leading from the side driveway to the front door. Every historic residence is different and a full range of alternatives should be considered in removing architectural barriers.*
- *Ramps shall be installed parallel to the façade and screened from view with landscaping.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of the property will be retained and preserved.*

THE MODIFICATIONS ARE:

- 1. THAT THE RAMP BE CONSTRUCTED EITHER BETWEEN THE WALL OF THE MAIN FAÇADE AND THE WALL OF THE FRONT PORCH OR ALONG THE EAST FAÇADE; AND**
- 2. THAT THE PORCH NOT BE EXTENDED.**



Ms. Velázquez distributed the original drawings to commissioners for review.

Chuck Berry, representing the property owner, his brother-in-law, explained the concept is to extend the character of the porch to the left with the same construction materials. There is a two foot of elevation difference between the highest part of the sidewalk on the property line and the front porch. Mr. Barry also commented on the need to build a ramp in the back for the trash barrels.

Discussions between Mr. Barry and commissioners regarding the design and construction materials of the proposed ramp ensured.

MOTION:

Motion made by Commissioner Luciano, seconded by Commissioner Morales ***AND UNANIMOUSLY CARRIED TO TABLE TO NEXT WEEK, FOR MORE INFORMATION, WITH DIMENSIONS IN THE DRAWINGS AND PHOTOGRAPHS OF THE SIDE OF THE HOME.***

| | |
|--------------------------|---|
| 3. PHAP18-00027 | 7 Castle Heights 3 & 4 6000 sq. ft., City of El Paso, El Paso County, Texas |
| Location: | 3003 Grant Avenue |
| Historic District: | Manhattan Heights |
| Property Owner: | Raymond Gandara |
| Representative: | Raymond Gandara |
| Representative District: | 2 |
| Existing Zoning: | R-3/H (Residential/Historic) |
| Year Built: | 1915 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for the installation of solar panels on roof and alterations to walkway, planters, and curb after-the-fact |
| Application Filed: | 6/18/18 |
| 45 Day Expiration: | 8/2/18 |



Ms. Velázquez gave a presentation and responded to comments and questions from commissioners.



3003 grant.pptx

Ms. Velázquez read the staff recommendations into the record:

*The Historic Preservation Office recommends **APPROVAL WITH MODIFICATIONS** of the proposed scope of work based on the following recommendations:*

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *The installation of mechanical equipment, such as air conditioning units, television radio antennae, satellite dishes, and solar panels often results in a visually cluttered appearance to a building's exterior.*
- *Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building. In no case should mechanical equipment be installed on a visually-prominent point on a roof or where it becomes the most noticeable component of the building.*
- *If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior façades, historic building fabric, and site features.*
- *Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade, screen from public view.*
- *If it is necessary to replace masonry, always use materials that match the color, size and texture of the masonry being replaced.*
- *Preserve the shape, size, materials, and details of character-defining chimneys and foundations and other masonry/stone features.*



The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

THE MODIFICATIONS ARE:

- 1. THAT THE PANELS BE RELOCATED TO THE ROOF OF THE REAR YARD STRUCTURE;**
- 2. THAT THE RIVER ROCK BE COVERED WITH STUCCO, AND**
- 3. THAT THE WORK BE COMPLETED WITHIN THIRTY DAYS.**

Raymond Gandara, property owner, explained the roof of the addition is not sturdy enough to hold the solar panels.

MOTION:

Motion made by Commissioner Luciano, seconded by Commissioner Kelly **AND UNANIMOUSLY CARRIED TO HAVE THE SOLAR PANELS MOVED OUT OF SIGHT, IN THE BACK, AND THAT HE STUCCO THE RIVER ROCK, SOMETHING IN RED, THAT MATCHES THE HOUSE, IN 30 DAYS.**

ABSTAIN: *Commission Mowles*

| | |
|--------------------------|--|
| 4. PHAP18-00028 | 9 Sunset Heights N. 35 Ft. of 29 to 32 & N. 35 Ft. of E. 10 Ft. of 28 (3850 sq. ft.), City of El Paso, El Paso County, Texas |
| Location: | 515 Corto Way |
| Historic District: | Sunset Heights |
| Property Owner: | Claudia and Elena Montoya |
| Representative: | Claudia and Elena Montoya |
| Representative District: | 8 |
| Existing Zoning: | A-2/H (Apartments/Historic) |
| Year Built: | 1904 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for alterations to the rear yard addition after-the-fact |
| Application Filed: | 6/22/18 |
| 45 Day Expiration: | 8/6/18 |



Ms. Velázquez gave a presentation and responded to comments and questions from commissioners. Additionally, she noted that the HLC has approved additions with different materials, i.e., Hardie board siding, some kind of siding, stucco, something that does stand out from the main structure.



515 corto way.pptx

Ms. Velázquez read the staff recommendations into the record:

*The Historic Preservation Office recommends **APPROVAL WITH MODIFICATIONS** of the proposed scope of work based on the following recommendations:*

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design an addition that is compatible with but subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Vanessa Montoya, daughter, explained the bathroom is for her father who is now confined to a wheelchair.

MOTION:

Motion made by Commissioner Luciano, seconded by Commissioners Stapler and Morales
AND UNANIMOUSLY CARRIED TO APPROVE.



Items 1. and 5. were discussed simultaneously, for the same property

| | |
|--------------------------|--|
| 5. PHAP18-00029 | 4 Mills 60 Ft. on Mills X 100 Ft. Beg 60 Ft. W of NEC (6000 Sq. Ft.), City of El Paso, El Paso County, Texas |
| Location: | 212 E. Mills Avenue |
| Historic District: | Downtown |
| Property Owner: | Martin Building LLC |
| Representative: | Ruben Salas |
| Representative District: | 8 |
| Existing Zoning: | C-5/H (Commercial)/Historic) |
| Year Built: | 2015 |
| Historic Status: | Non-Contributing |
| Request: | Certificate of Appropriateness for the installation of a sign |
| Application Filed: | 6/18/18 |
| 45 Day Expiration: | 8/2/18 |

Ms. Velázquez gave a presentation and responded to comments and questions from commissioners.



212 e mills
sign.pptx

Ms. Velázquez read the staff recommendations into the record:

*The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:*

The Downtown Historic District Design Guidelines recommend the following:

- *Signs should not hide or cover any significant detailing and/or architectural features of the building.*
- *An on-premise sign should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on and/or near the front door.*
- *Signs shall not exceed thirty square feet in all commercial districts and should not exceed six feet in height.*
- *Signs constructed for landmark buildings must be made of materials attributed to the era in which the building was constructed. Plastics are not permitted.*
- *For single tenant buildings there may be a maximum of one sign for each street frontage per landmark structure or site.*
- *Neon is permissible if implemented appropriately.*
- *Colors should complement the building and/or surrounding area.*
- *Fluorescents should be avoided.*



- *Designs for signs should be innovated and compatible with the building and/or surrounding area.*
- *A minimum border of three feet is required between the sign and the sides and the top of the building wall.*
- *Signs may be placed on bland wall surfaces only.*
- *Double-faced projecting wall signs must have a minimum nine foot clearance between the bottom of the sign and the ground level.*
- *Projecting signs are prohibited at the intersection of building corners, with the exception if they are at right angles to the building front.*

Title 20.18.480 – Historic overlay zones, historic districts and designated significant landmarks states:

- *The historic landmark commission shall have authority to issue a certificate of appropriateness for wall signs exceeding thirty square feet, to a maximum of five percent of the face area of the elevation of the building on which the sign is to be placed, and for location of wall signs higher than the window sill of the second story.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Commissioner Stapler requested agenda items 1. and 5. be taken individually.

Ricky Rosales, Rosales Lettering, commented on the proposed components of the sign.

Ruben Salas, owner, also commented on the proposed components of the sign.

MOTION:

Motion made by Vice-Chairman Trimble, seconded by Commissioner Stapler ***AND UNANIMOUSLY CARRIED TO APPROVE THE SIGN AS SUBMITTED.***



| | |
|--------------------------|--|
| 6. PHAP18-00030 | 35 Ysleta Tr. 8 (11.7300 Ac), City of El Paso, El Paso County, Texas |
| Location: | 8600 Alameda Avenue |
| Historic District: | Ysleta |
| Property Owner: | Ysleta Independent School District |
| Representative: | Patrick O'Neill |
| Representative District: | 6 |
| Existing Zoning: | R-3/H (Residential/Historic) |
| Year Built: | 1928 |
| Historic Status: | Landmark |
| Request: | Certificate of Appropriateness for the replacement of an electronic scoreboard |
| Application Filed: | 6/25/18 |
| 45 Day Expiration: | 8/9/18 |

Ms. Velázquez gave a presentation and responded to comments and questions from commissioners.



8600 alameda.pptx

Ms. Velázquez read the staff recommendations into the record:

*The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:*

The Ysleta Historic District Design Guidelines recommend the following:

- *Signs should not hide or cover any significant detailing and/or architectural features of the building. On-premise signage should not cover windows, doors, or air vents. On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.*
- *Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.*



- *Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed. Plastics are not permitted.*
- *Colors should complement the building and the surrounding area. Fluorescents should be avoided. Designs should be artistic, innovative, yet compatible with the building and/or the surrounding area. Lettering should not exceed 40% of the total area.*
- *These signs (freestanding signs) may be placed in the front yard no closer than 5 feet to the property line; the setback shall be 15 feet where the property line is located at the curb line. Signs shall be pedestrian oriented and should not detract from any historic landmarks. There must be 35 feet of spacing between freestanding signs. Freestanding auxiliary signs should not exceed 2.5 feet in height and 3 square feet in area.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Scott Hughes, Buford-Thomas Company, general contractor, commented on the new electronic scoreboard.

MOTION:

Motion made by Commissioner Luciano, seconded by Commissioner Morales **AND UNANIMOUSLY CARRIED TO APPROVE.**

MOTION:

Motion made by Vice-Chairman Trimble, seconded by Commissioner Luciano **AND UNANIMOUSLY CARRIED TO EXPEDITE THE PROCESS.**



7. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. July 9, 2018 deadline for HLC members to request for agenda items to be scheduled at the July 16, 2018 meeting. July 16, 2018 deadline for HLC members to request for agenda items to be scheduled for the August 6, 2018 meeting.

No address requests from commissioners.

HLC Staff Report

8. Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A.")

No comments from commissioners.

MOTION:

Motion made by Commissioners Stapler and Hamilton, seconded by Commissioner Luciano **AND UNANIMOUSLY CARRIED TO ACCEPT THIS AS WRITTEN.**

Other Business – Discussion and Action

9. Discussion and action on Regular meeting minutes for June 18, 2018.



06.18.2018 hlc
meeting minutes.pdf

MOTION:

Motion made by Commissioner Stapler, seconded by Commissioner Luciano **AND UNANIMOUSLY CARRIED TO APPROVE.**

ABSTAIN: Commissioners Mowles and Blough



10. Discussion and action on the amendments to Chapter 20.20 of the El Paso City Code.

Ms. Velázquez explained amending Chapter 20.20 was half of the work. The following are what will be happening

1. Some weeks ago, commissioners voted on whether to take the removal of the language in the ordinance that states *"No person or entity shall construct, reconstruct, alter, change, remove, demolish or fail to maintain, any of the following, unless a certificate of appropriateness or a certificate of demolition has been approved by the HLC or approval granted through administrative review: Any permanent feature on a property listed as a Texas Antiquities Landmark or on the National Register of Historic Places"* separately to City Council.
2. The HLC voted "yes" to taking the removal of that language to City Council before taking the entire revised ordinance.
3. After some back and forth, that language was presented to the City Plan Commission. The City Plan Commission did approve the language.
4. That language will be presented to the City Council by the end of August.
5. After that, staff will continue working on the ordinance. The ordinance has been given to fellow staff members for peer review.
6. After that, the ordinance will be presented to neighborhood associations.
7. The ordinance will probably be presented to City Council before the end of the year.

MOTION:

Motion made by Commissioner Stapler, seconded by Commissioner Blough **AND UNANIMOUSLY CARRIED TO ADJOURN.**